



F**o**cuses on Housing

A Monthly Bulletin Summarizing MSHDA Housing News

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HOUSING CONFERENCE ENDS ON A POSITIVE NOTE

The 7th Annual Michigan Conference on Affordable Housing proved to be another successful display of Michigan's commitment to housing and community development. This year's conference hosted 1,550 attendees, securing Michigan's conference position as the largest in the nation for the second year. "This conference brings people together from all over Michigan. Once they share what they've learned with their organizations, the conference touches tens of thousands of people. Ultimately, it's not the what happens at the conference, it's what happens after the conference with the partnerships formed, ideas generated, and new approaches being implemented," said Jess Sobel, 2005 conference chair. Next year's conference is scheduled for June 4-7, 2006. For updates contact Mary Lou Keenon at MSHDA, (517) 373-0011 or visit the Conference Web site at www.housingconference.org.

DUVERNAY AWARD WINNER ANNOUNCED AT CONFERENCE

The annual Conference awards luncheon, where several industry awards were presented, was held on Tuesday, May 17. The most prestigious award of the afternoon was awarded to Noreen Keating, President and CEO of the Lighthouse of Oakland County, a position she has held since 1985. The Terrence R. Duvernay Award, named after the former Michigan State Housing Development Authority Executive Director, celebrates and honors an individual that most exemplifies the qualities of innovation and leadership to the affordable housing industry. The late Terrence R. Duvernay has been credited for setting in motion some of the most innovative housing finance programs in the country, making Michigan a leading state in affordable housing solutions. Keating shared her formula for success with the lunch crowd. "My formula to success is something I call FOM. Focus on mission, luck and hard work," said Keating.

MSHDA ANNOUNCES \$33.6 MILLION IN LOANS FOR AFFORDABLE RENTAL HOUSING

MSHDA has approved \$33.6 million in mortgage loan commitments for the rehabilitation of 644 units of affordable family and elderly housing in five counties. Nearly all of the units in both developments will be made available to residents with incomes at or below 60 percent of area median. The investments will create approximately 690 full-time, year-long jobs in construction and related trades.

Barry County. Hastings Ponds Family and Hastings Ponds Senior will be built on Woodlawn Avenue in north-east Hastings with the help of MSHDA loans of \$4,754,008. Hastings Pond Family will consist of 48 units, including 26 two-bedroom and 28 three-bedroom apartments in six two-story buildings. Amenities will include dishwashers, central air conditioning, individual washers and dryers, 20 carports and a tot lot. Hastings Pond Senior will have 38 units, including 16 one-bedroom and 22 two-bedroom units in a one-story building. Amenities will include washer and dryer hookups, 16 carports, community kitchen, library, common dining room and exercise room. MSHDA financed the loan under its HOME TEAM Advantage program, which offers a financing rate of 4.5% and a 35-year mortgage term. Initial occupancy is scheduled for February 2006.

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Berrien County. Waterford Park Apartments, a 48-unit elderly housing development, will be built with the help of a \$1,564,264 MSHDA loan. Waterford Park will be located on Medical Park Drive in Watervliet Township. It will consist of 40 one-bedroom and seven two-bedroom apartments and one manager's unit. Amenities will include central air conditioning, patios or balconies, microwave ovens, a common laundry facility, a local area network and community space. Waterford Park will be financed under MSHDA's HOME TEAM Advantage program. Initial occupancy is scheduled for June 2006.

Calhoun County. Springview Tower Apartments, a 175-unit elderly housing development, will be renovated with the help of a \$4,513,165 MSHDA loan. Springview Tower Apartments is located on Springview Drive near M-66 in Battle Creek and consists of 175 one-bedroom and one two-bedroom one-bath apartments. Springview Tower Apartments will be financed under the Section 236 Preservation Loan Program. Renovation is scheduled to be complete in August 2006.

Grand Traverse County. The Village at Bay Ridge II, a 127 elderly congregate care development, will be built in Garfield Township with the help of a \$11,280,672 MSHDA loan. Located on the east side of Silver Lake Road in Garfield Township adjacent to Village at Bay Ridge I, the Village at Bay Ridge II will consist of 72 one-bedroom and 48 two-bedroom apartments and six two-bedroom cottages, as well as one manager's unit. Amenities will include central air conditioning, balconies or patios, emergency call systems, bus transportation, a co-op convenience store, community kitchen, and a community laundry room that is free for residents. In addition, 50 carports, daily meals, light housekeeping, and laundry service will be available to residents at an extra cost. The Village at Bay Ridge will be financed under the Authority's TEAM Lending tax-exempt bond financed program.

Jackson County. Canterbury House Apartments, a 208 new family development, will be built on the corner of Oak Grove and Main Streets in the City of Jackson. Financed under MSHDA's Pass Through Program, Canterbury House will provide 156 units for residents with incomes at or below 60 percent of area median.

Just a Reminder – We have a standing offer for any members of the media who would like to have MSHDA staff either appear on radio talk shows or television news broadcasts, or provide guest columns or articles for publications. Raising public awareness for low- and moderate-income residents throughout the state of MSHDA's many affordable housing options is always a well-received subject in any news medium, and we would welcome any opportunities you can provide.

MSHDA GRANTS

<u>Recipient</u>	<u>Amount</u>	<u>Contact Telephone #</u>
HOME COMMUNITY DEVELOPMENT		
Church of the Messiah Housing Corporation	\$221,350	(313) 567-7966

MSHDA'S MAY SINGLE FAMILY AND PROPERTY IMPROVEMENT PRODUCTION

<u>Amount</u>	<u>Number of Housing Units</u>	<u>Dollar</u>
Single Family	94	\$8,845,765
Michigan Mortgage Credit Certificate (MCC)	60	\$4,820,200
Property Improvement Program (PIP)	10	\$ 115,910

MSHDA PUBLICATIONS

MSHDA Focuses on Housing is published monthly and is available on the MSHDA Web site, www.michigan.gov/mshda. Click on "about MSHDA" and go to publications.